This section contains a detailed discussion of the planning and design concepts for specific areas or precincts of the Cal State East Bay Hayward campus.

The Precinct Plans pertain to each area denoted on Figure 57, and include text and complementary drawings intended to communicate a range of design ideas. In each section:

- The Design Intent discusses the issues.
- The Design Concepts enumerate various plan and design ideas shown on both the Parcel and Illustrative Plans.
- The Parcel Plan drawing provides specific guidance for the dimensions of parcels and the spaces they define such as quads, streets, pathways, and adjoining areas.
- The Illustrative Plan shows one design solution that is consistent with the design intent and concepts; decisions to deviate from this approach should be carefully considered based on functional or programmatic rationale. Reference should also be made to the Campus Building and Landscape Design Guidelines.
Figure 56
Campus Aerial Photo, 2008
Figure 57
Precinct Plan Key Map
**New Campus Entry and Entry Quad Area**

**Design Intent**

The New Campus Entry and Entry Quad Area will be the new gateway to the Cal State East Bay Hayward campus. As the primary visitor entry, it will include visitor and commuter parking, campus information, and facilities that are public-oriented, such as a Performance Center and Library. The redesigned open space quad will draw visitors into the heart of the campus.

**Design Concepts**

A. The Entry Road will be situated opposite Parkside Drive, allowing for a four-way intersection.

B. The Entry Road will provide access to parking lots, to the entry court and turn-around, and to the relocated East Loop Road, which lies between the surface parking lots and facilities to the west.

C. Buildings in Parcels 8 and 13 will frame the entry and views into campus. These buildings should be, as feasible, public-oriented, such as a performance center.

D. Landscape plantings will reinforce the linear entry and direct views into the campus.

E. Old Hillary Road will be narrowed and will become a pedestrian mall, with only service and emergency vehicles allowed.
F. Pedestrian walkways into campus will be provided at the Entry Quad, as well as at other locations along the length of Old Hillary where needed.

G. The space between Parcels 8 and 13, the Entry Plaza, will be treated as a large pedestrian space in which cars are allowed to drop off and turn around, but where pedestrians will have priority.

H. Campus information and directional signage will be provided at the terminus of the Entry Road at the Entry Quad.

I. East Loop Road will be relocated within the parking lot area, and will receive consistent treatment, including: sidewalks, street trees, lighting and signage.

J. Parking lot drainage will be directed to vegetated storm water swales that may be located along the Entry Road, East Loop Road, and along the edge of Old Hillary.

K. The campus Entry Quad will be framed on two sides by academic buildings. Building entries will face the Entry Quad as well as smaller quads if applicable.

L. Parcels 8, 13, and 14 will be considered “landmark” sites for their prominence. These buildings will be carefully designed to ensure an appropriate image for the campus. Entries to these buildings will front onto the Entry Quad.
M. Secondary quads are framed by existing and new buildings and should have a clear pedestrian link to the main entry quad. Buildings fronting these quads should have entries facing them.

N. A secondary campus quad will be located behind the Student Services and Administration Replacement Building. This quad will be designed to provide visual relief and usable space for study and socializing.

O. The Entry Quad will be designed to allow views into campus. The existing mound will be removed and the entire quad treated as a tilted plane to improve visibility from the entry road and plaza.

P. The quad will be landscaped in a sustainable manner; large turf areas are not required.

Q. Pedestrian paths will be aligned along the sides of the quad and crossing it periodically. Trees, lighting and signage will be provided along their lengths.

R. A campanile, carillon tower, or other vertical landmark may be located at the western terminus of the Entry Quad, becoming a focal point at this central location on campus.

S. A new academic building, potentially a Science, Technology, Engineering and Mathematics (STEM) Education building, will be located south of the amphitheater in Parcel 4.

T. The new academic building in Parcel 4 will include courtyards and other sustainable design features.

U. Service docks will be located on the back sides of buildings and will be largely enclosed within the space of the building to conceal service activities and equipment.

### Student Commons Area

#### Design Intent

The Student Commons area is the center of non-academic student life on campus. The cafeteria, University Union, and Bookstore line the western edge of the Commons, while the new Student Recreation and Wellness Building anchors the southern end of this area. The three north-south pedestrian walkways will also contribute to the student activity in the area.

At present the student commons and adjoining open spaces are in need of significant updating and renovation. Landscapes are aging, slopes are eroded and the open spaces are not optimally configured to accommodate the variety of activities possible at this location.

The strategy for the area is to improve much of the pedestrian and landscaped spaces in the area, and to orient new buildings to reinforce pedestrian movement and activity.

#### Design Concepts

A. The entry into campus from Pioneer Heights should be an improved, generous entry plaza.

B. The Pioneer Heights / Student Recreation and Wellness entry plaza will be adequately scaled to accommodate the increased pedestrian traffic that will occur when Pioneer Heights is built out and accommodates 3,000 students in residence.

C. The entry plaza will be designed as a place to meet friends, hang out between classes, wait for the bus or
A variety of site furnishings will be provided, including seating, campus information and directional signage, lighting, and trash and recycling receptacles.

D. A variety of site furnishings will be provided, including seating, campus information and directional signage, lighting, and trash and recycling receptacles.

E. This entry plaza will be viewed by visitors as well as the campus population and will present a modern, high quality, compelling image of the campus.

F. All new buildings adjacent to the upper and middle walkways will have their entries facing the walkways and will also provide small courtyards or building entry plazas where it will be possible to view passersby as well as enjoy campus views of the Bay to the west.
G. The buildings that lie between the upper and middle walkways will be configured to assist in making the grade transition from the intermediate to upper topographic levels of the campus. Interior elevators and stairs will be available for use in addition to exterior stairs, elevators and ramps as needed.

H. If Meiklejohn Hall is replaced or undergoes a major renovation, there is an opportunity to make this a landmark building, providing a more dramatic impression to campus visitors than the existing building currently does. This large site can accommodate a significantly larger building than Meiklejohn.

I. A new building on the Meiklejohn site, or a major renovation of the existing building, will address the opportunity to provide more transparency in the building and providing an attractive, active, well furnished courtyard.

J. The upper and middle pedestrian walkways need regrading, repaving and a major investment in planting of new trees and other vegetation. New lighting is also needed.

K. The slope transitions between the upper and middle walkways and the lower commons lawn area are also in need of regrading and replanting. Plant materials chosen for these slopes will be consistent with the master plan’s sustainable approach to the landscape. They will also be appropriate to these high use areas, and chosen for seasonal color.

L. The Library rooftop can support a large green roof treatment. A green roof will collect and treat stormwater, provide a more aesthetically pleasing view from Warren Hall, and will enhance the pedestrian experience by reducing the scale of the expansive concrete rooftop.
M. A monumental / grand staircase will connect the main pedestrian promenade to the student commons lawn area. The staircase will provide informal seating for students.

N. Pedestrians entering campus from the new parking structure at Harder Road and West Loop will arrive via a bridge linking the garage to the area at the northwest corner of Meiklejohn. Directional signage and campus information, and other amenities will be provided at this entry area.
Carlos Bee Campus Entry Area

Design Intent

Carlos Bee Boulevard is an important entry to the campus. The grounds and buildings in this area should support the entry function while providing a compelling, attractive image of the institution.

In the long term Parking Lot P will be replaced with a parking structure to capture commuter parking at the entry, reducing traffic elsewhere on campus. The Music Building will be renovated or replaced; this site is one of the important landmark sites on campus and any new building should make a strong statement about Cal State East Bay. To the south, athletic fields, parking lot N, and the stadium will remain.

Design Concepts

A. The new parking structure will be designed to minimize its apparent bulk and mass, and with appropriate plantings around its periphery.
B. The parking structure will be linked via a pedestrian bridge to the area behind the Music Building, providing a new important pedestrian entry to the campus for those parking in this location.
C. The entry road will be realigned at the existing intersection to facilitate left turning movements and minimize the congestion that currently occurs here. An improved pedestrian at-grade crossing will also be provided.
D. Three entries for the parking structure can be provided: one from Hayward Boulevard, one from Carlos Bee, and one from West Loop Road.
E. Entry signage and lighting will be provided at the new pedestrian entry consistent with campus standards.
F. The Music Building will be replaced or renovated. In so doing, it may become part of the entry sequence into the campus in this location. Pedestrians may pass through it (as with the Library today) or around it, depending on their ultimate destinations on campus. Improved pedestrian walkways will be provided around the building.
G. The attractive landscaping and open spaces extending from the amphitheatre west to in front of the Music Building will be retained, with new furnishings and lighting as needed.
H. Improved pedestrian walkways will be provided from the parking lots and structures on the east along either side of the amphitheater into the central part of the campus.
I. The gym and pool complex will be retained. There is adequate site area here for expansion of both facilities.
Figure 65
Carlos Bee Campus
Entry Area
Figure 66
Detailed Parcel Plan - Carlos Bee Campus
Entry Area
Pioneer Heights Student Housing Area

Design Intent

Pioneer Heights is currently the only existing student residential neighborhood on campus. It will be expanding significantly, through the addition of more than 1,000 beds.

Design Concepts

J. Three to five new clusters of residential buildings will be added to this neighborhood south of the existing units.
K. Ultimately, Pioneer Heights I, the original housing complex, will be replaced with new housing.
L. Sites for new housing include currently vacant land (on the south of the site) as well as several parking lots. As these sites are used, structured parking for residents will be provided in this area (or elsewhere on campus, to be determined at a later date).
M. Ample outdoor space will be provided throughout the Pioneer Heights neighborhood.
N. Informal recreation areas, such as small grassy fields, basketball courts and volleyball courts will be provided in the neighborhood.
O. Residential buildings will be clustered in groups of three or four to create smaller, more manageable complexes.
P. All residence buildings will be oriented for climate-responsive design as well as to take advantage of views from the site.
Q. The existing main roadway that traverses the middle of the Pioneer Heights neighborhood will be converted to a pedestrian walkway, with vehicular traffic limited
Figure 67
Pioneer Heights
Student Housing Area
to service and emergency vehicles. This walkway will serve as the primary route of travel for residents heading to the academic core of the campus.

R. The pedestrian crossing at Harder Road will be heavily used by pedestrians throughout the day, particularly with the addition of the Student Recreation and Wellness Center. Improved pedestrian crosswalks will be provided, including traffic calming devices such as a raised traffic table at the crossing, and the extent of the crosswalk may be extended to alleviate jaywalking that currently occurs.

S. With conversion of the existing main road to a pedestrian walkway, the road located to the west of the dining hall will become the primary automobile entry to the neighborhood, and will serve the parking structure.

T. The neighborhood will be landscaped consistent with the sustainable strategies noted in this Master Plan. The natural landscape will be retained and reinforced around the periphery of the neighborhood.
West Student Housing Area

Design Intent

To accommodate the goal of housing 5,000 students at the Hayward campus, a second student housing neighborhood will be needed. Located at the western edge of the developed campus, this neighborhood occupies the edge of the campus site before it descends toward the City of Hayward below. The site offers tremendous views and good accessibility to the academic core area, as well as to the recreational fields to the north and the student facilities such as the University Union directly to the east. The intent is to create a distinctive student housing neighborhood in this location. The West Student Housing Area will accommodate 2,000 students in approximately 10 buildings.
Located on the parking lots and the adjoining lower terrace, the neighborhood will occupy two distinct levels. Connections within and between buildings will be important to ensure the connectivity and coherence of the neighborhood.

Buildings will frame residential greens, which will be designed to be suitable for a wide range of activities from passive, quiet study to informal recreation.

West Loop Road will remain in its current location, but will be narrowed to slow traffic and accommodate increased pedestrian crossings.

West Loop Road will still connect from the Carlos Bee entry to Harder Road and will provide access to the parking structure at its southern end.

Additional pedestrian crossings of West Loop will be provided to accommodate the 2,000 students residing in the area as they walk to and from academic destinations and the student-oriented uses such as the Bookstore and University Union.

The parking structure will be linked to the academic core by crosswalks and also by a pedestrian bridge connection to an entry plaza at the west edge of Meiklejohn. This pedestrian bridge will provide disabled access and will mitigate the grade change that exists between the loop road and the academic and student service areas above.

A new dining facility will be included in the neighborhood to provide additional dining options for campus residents. Service access to the dining facility will be from West Loop Road.

Design Concepts

A. Buildings will be arranged in clusters or quads to create a manageable scale for residents.

B. Particular care will be taken in the placement of buildings to maximize views through the area from other parts of campus, and to provide views from the residential buildings to the city and the Bay.

C. Residential buildings will occupy the existing Parking Lots A and B, which are located north and south of Warren Hall, as well as the lower terrace just west of these lots, where a practice soccer field and open field area are currently located. The practice soccer field will be relocated north closer to the other athletic fields and courts.

D. Located on the parking lots and the adjoining lower terrace, the neighborhood will occupy two distinct levels. Connections within and between buildings will be important to ensure the connectivity and coherence of the neighborhood.

E. Buildings will frame residential greens, which will be designed to be suitable for a wide range of activities from passive, quiet study to informal recreation.

F. West Loop Road will remain in its current location, but will be narrowed to slow traffic and accommodate increased pedestrian crossings.

G. West Loop Road will still connect from the Carlos Bee entry to Harder Road and will provide access to the parking structure at its southern end.

H. Additional pedestrian crossings of West Loop will be provided to accommodate the 2,000 students residing in the area as they walk to and from academic destinations and the student-oriented uses such as the Bookstore and University Union.

I. The parking structure will be linked to the academic core by crosswalks and also by a pedestrian bridge connection to an entry plaza at the west edge of Meiklejohn. This pedestrian bridge will provide disabled access and will mitigate the grade change that exists between the loop road and the academic and student service areas above.

J. A new dining facility will be included in the neighborhood to provide additional dining options for campus residents. Service access to the dining facility will be from West Loop Road.